



Chestnut Avenue | | Bedford | MK40 4EY

Offers Over £355,000

LEPORE  
Co

**Chestnut Avenue |  
Bedford | MK40 4EY  
Offers Over £355,000**

LEPORE & Co are delighted to offer for sale a three bedroom Semi Detached family home situated on the west side of Bedford, ideally positioned in this popular location known as QUEENS PARK. The main highlights include entrance hall, 24ft lounge/diner, kitchen, upstairs bathroom, two double bedrooms and one single , rear garden, AMPLE parking and room to EXTEND to the side if needed. (stp)

All local amenities are within close proximity and Bedford train station is only a short distance away.

An internal viewing is advised. CALL TO VIEW.

- SEMI DETACHED
- ENTRANCE HALL
- KITCHEN
- DRIVEWAY
- POPULAR LOCATION
- THREE BEDROOMS
- 24ft LOUNGE DINER
- UPSTAIRS BATHROOM
- ROOM TO EXTEND TO THE SIDE (stp)
- MUST BE VIEWED

#### **ENTRANCE HALL**

Door and double glazed window to front, laminate flooring, stairs to first floor, doors to main rooms.

#### **LOUNGE DINER**

24'11 x 10'11 (7.59m x 3.33m)

Double glazed bay window to front, double glazed French doors to rear.



A three bedroom semi detached property ideally situated on the west side of Bedford.



## KITCHEN

8'1 x 7'4 (2.46m x 2.24m)

Built in four ring gas hob with oven under and extractor over, base and wall mounted units, plumbing for washing machine, double glazed window to side and double glazed door to rear.

## LANDING

Double glazed window to side, access to loft void. built in cupboard housing wall mounted boiler.

## MASTER BEDROOM

14'8 x 9'10 (4.47m x 3.00m)

Double glazed bay window to front, laminate flooring.

## BEDROOM 2

10'3 x 9'5 (3.12m x 2.87m )

Double glazed window to rear, laminate flooring.

## BEDROOM 3

8'5 x 6'1 (2.57m x 1.85m )

Double glazed window to front, laminate flooring.

## BATHROOM

9'0 x 5'5 (2.74m x 1.65m )

Three piece suite comprising paneled bath with mixer shower over, low level WC, pedestal wash hand basin, double glazed window to rear, heated towel rail.

## FRONT GARDEN

Driveway providing off road parking, brick wall surround, double gated side access leading to garage.

## REAR GARDEN

Part brick and wood panel fence surround, water tap.

**TENURE**  
**FREEHOLD**

**TAX BAND**  
**C**

